

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, NOVEMBER 15, 2005

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Jack Dailey, Community Planning Consultant
Lawrence Dloski, Township Attorney
(Additional attendance on file with Clerk)

Call Meeting to Order

Edward Gallagher called the meeting to order at 7:00 p.m.

Pledge of Allegiance

1. Roll Call

Clerk KOEHS called the Roll Call. All members present.

2. Approval of Agenda Items (with any corrections)

MOTION by AUSILIO seconded by PENZIEN to approve the agenda as amended.

MOTION carried.

3. Approval of the November 1, 2005 previous Meeting Minutes

MOTION by OLIVER seconded by AUSILIO to approve the November 1, 2005 previous Meeting Minutes.

MOTION carried.

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PUBLIC HEARING:

4. Proposed Zoning Ordinance Amendment Section 10.0704 B - to increase the maximum height of structures in the Residential One Family Urban (R-1) District.

Chairman GALLAGHER opened the public hearing at 7:03 p.m.

Jack Dailey, Community Planning Consultant, reviewed the matter, which was brought to Consultants attention by the Township Building Division at the request of a number of builders within the community, asking for relief in terms of the height of buildings within the residential (R-1) district. Mr. Dailey further reviewed the recommendation to increase the height requirement from 25' to 28' for Residential One Family Urban (R-1) district building structures.

Public Portion: Franco Mancini of The Masters of Macomb, a Township Developer, distributed a detailed report consisting of surrounding communities' restrictions to the height of residential structures and asked the Commission to further research the proposed amendment to enhance the appearance of residential structures. He further suggested that a "Sliding Scale" would be more ideal to enable both larger residential structures and lot accommodations.

Joseph Sciamanna of Mystic Homes, a Township Developer and resident, agreed and mentioned that homes would be more desirable to the customer if the developer was given the ability to design the homes in a more appealing way.

Bradley Korte of Signature Construction, a Township Builder, also agreed and addressed his concerns regarding the loss he has had in property sales due to the existing height restriction and suggested consideration of 30'.

The local builders and developers have expressed their opinions in favor of the proposed increase of 28' but would also like the Commission to further research these areas to match adjacent communities, which would then insure an increase to the proposed height of 28'.

MOTION by AUSILIO seconded by KOEHS to close the public hearing at 7:33 p.m.

MOTION carried.

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to adopt the proposed zoning ordinance amendment Section 10.0704 B – as presented and recommended by the Planning Consultant to increase the maximum height

of structures in the Residential One Family Urban (R-1) District specifically relating to article 10.0704 B 2 to read as twenty feet (28') accept farm and essential service structures provided that the parcel has a minimum of seventy feet (70') of frontage as measured at the building line. If the parcel is less than seventy feet (70') of frontage the maximum height is limited to twenty five feet (25'). The proposed ordinance is as follows:

**Township Of Macomb
Macomb County, Michigan
Ordinance No. 10-28
Proposed Amendments of the Township of Macomb
Zoning ordinance**

Title

An ordinance amending the Township of Macomb Zoning Ordinance, being Ordinance No. 10 of the Macomb Township Ordinances, as amended, THE TOWNSHIP BOARD OF THE TOWNSHIP OF MACOMB, COUNTY OF MACOMB, MICHIGAN ORDAINS:

Section 1. AMENDMENTS

The Zoning Ordinance for the Township of Macomb, being Ordinance No. 10 of the Township of Macomb Ordinances, is hereby further amended as follows:

ARTICLE VII, RESIDENTIAL URBAN ONE-FAMILY DISTRICT (R-1) SECTION 10.0704 B shall be amended to read as follows:

B. Maximum height of any structure:

- 1. In stories: Two**
- 2. In feet: ~~Twenty-five (25)~~ Twenty-eight (28) feet except farm and essential service structures provided the parcel has a minimum seventy (70) feet of street frontage. If the parcel has less than seventy (70) feet of frontage the maximum height is limited to twenty-five (25) feet.**
- 3. The elevation of the structure's first floor shall be limited to a maximum of five (5) feet above the lowest top of curb elevation on the adjacent roadway along the parcel's frontage. In areas where the adjacent roadway does not have a curb the lowest road centerline elevation shall be used in lieu of the lowest top of curb elevation.**

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Section 2. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is for any reason held invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not effect any of the remaining provisions of this Ordinance.

Section 3. PUBLICATION

A true copy of this Ordinance or summary thereof shall be published in the Macomb Daily, a newspaper of general circulation in the Township of Macomb within fifteen (15) days after its adoption.

Section 4. EFFECTIVE DATE

This Ordinance shall take effect seven (7) days after publication.

Section 5. CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Township Board of Macomb Township, Macomb County, Michigan at a meeting held on the 14th day of December, 2005, by the following vote of the members thereof:

AYES: MEMBERS:

NAYS: MEMBERS:

ABSENT: MEMBERS:

MOTION carried.

AGENDA ITEMS:

5. **Revised Site Plan; Gateway Village;** Located on the northeast corner of Hayes Road and 24 Mile Road (excluding the immediate corner); Sal-Mar Building Company, Petitioner. Permanent Parcel No. 08-07-300-009. **(Tabled from November 1, 2005 agenda)**

Tabled indefinitely at the petitioner's request.

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6. **Ground Sign; Warren Bank;** Located in the Waldenburg Plaza at the southeast corner of 22 Mile and Romeo Plank Road (excluding the immediate corner); Jan Signs, Inc., Petitioner. Permanent Parcel No. 08-28-101-010. **(Tabled from November 1, 2005 agenda)**

Jack Dailey, Community Planning Consultant, reviewed the request and the recommendation to table the matter but noted that the sign proposed includes electronic animation and is prohibited by the Macomb Township Ordinance.

The Members of the Commission addressed their concerns relating to the multiple unapproved signs that are currently on the site.

Petitioner: Not present

Public Portion: None

MOTION by KOEHS seconded by THOEL to deny the Ground Sign for Warren Bank located within the Waldenburg Plaza. A portion of the proposed sign is electronically animated and is prohibited by the Macomb Ordinance Section 10.0319(C)(1)(a). Further, there are multiple unapproved signs that are currently on site. This particular site is allowed two (2) ground signs that must meet the requirements of the Township Zoning Ordinance. Permanent Parcel No. 08-28-101-010. This motion is based on the Planning Consultants recommendations as follows:

- **The electronic animated portion of the proposed sign is prohibited by the Macomb Ordinance Section 10.0319(C)(1)(a).**
- **Multiple unapproved signs are currently on site.**

MOTION carried.

7. **Ground Sign; Schoolhouse Montessori;** Located on the south side of 23 Mile, east of Romeo Plank Road; Tyla Wells, Petitioner. Permanent Parcel No. 08-20-200-043

Jack Dailey, Community Planning Consultant, reviewed the request and the recommendation for approval.

Petitioner: Not present

Public Portion: None

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MOTION by AUSILIO seconded by PENZIEN to approve the Ground Sign; Schoolhouse Montessori. The sign is 5' high and 9' long, on an 18" base. The address is additional signage on the side of the sign. It will set back 18' from the 23 Mile Road right-of-way and will contain 30 square feet plus the base. The sign will set back 15' from the driveway. Permanent Parcel No. 08-20-200-043. This motion is based on the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the surface area of one side of the sign be limited to 32 square feet.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

8. **Revised Site Plan; M-59/Romeo Plank Commercial Condominiums;** Located on the northeast corner of Hall Road and Romeo Plank Road (excluding the immediate corner); American Land, Inc., Petitioner. Permanent Parcel Nos. 08-33-353-001 and 08-33-353-002.

Jack Dailey, Community Planning Consultant, reviewed the request and the recommendation for approval.

Petitioner Present: Bob Kirk

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the Site Plan; M-59/Romeo Plank Commercial Condominiums; Permanent Parcel Nos. 08-33-353-001 and 08-33-353-002 pursuant to the Planning Consultants recommendations as follows:

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc.,

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- planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
 5. Sidewalks to be provided to the satisfaction of the Township Engineer.
 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
 8. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
 9. That all signs be designated on the site plan and meet the Township requirements.
 10. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
 11. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to

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reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.

12. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
13. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
14. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
15. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
16. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
17. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
18. That all requirements of the Zoning Ordinance be met.
19. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
20. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.

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21. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no light or glare from lights will shine into the abutting residential areas.
22. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

23. That all lawn areas must be developed in accordance with the zoning ordinance Section 10.2402B6 which refers to Section 17-140a of the Land Division Ordinance for the specifics of landscaping. Item No. 13 of 17-140a indicates that all areas must be sodded with pre-grown grass which include the areas of the property which also includes the road right-of-way.
24. That the actions of the Zoning Board of Appeals and Planning Commission with respect to the property in question will not become final until such time as the petitioner records the agreements with the Macomb County Register of Deeds Office.

MOTION carried.

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9. **Tentative Preliminary Plat (Revised); Wolverine Country Club Subdivision;** Located at the northwest corner of 25 Mile and Luchtman Roads; Wolverine 25 Mile, LLC, Petitioner. Permanent Parcel No. 08-05-400-030.

Jack Dailey, Community Planning Consultant, simultaneously reviewed agenda item nos. 9, 10 & 11 and the recommendation for approval.

Petitioner Present: Patrick O'Brien

Public Portion: Margaret Goodhue, Township resident, addressed her concerns regarding the construction access location for Phase I and II for Wolverine Country Club.

MOTION by ZOLNOSKI seconded by KOEHS to forward the recommendation to the Township Board of Trustees to approve the (Revised) Tentative Preliminary Plat for the Wolverine Country Club Subdivision (451 lots) with the stipulation according to the Township Engineer that the Tentative Preliminary Plans do indicate the pedestrian bridge crossing of the middle branch of the Clinton River. That the developer is responsible for depositing Seventy Two Thousand Five Hundred Dollars and 00/100 (\$72,500.00) for the bridge and developer is also responsible for posting Two Hundred Seventeen Thousand Seven Hundred and Forty dollars and 00/100 (\$217,740.00) for the construction of Luchtman Road. That the developer will be required to remove the "Future Development" and "Shadow Lines" as indicated on the plans. Permanent Parcel No. 08-05-400-030. This motion is pursuant to the Planning Consultants recommendations as follows:

1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;
 - a. Macomb County Road Commission
 - b. Office of Public Works Commission of Macomb County
 - c. Macomb County Health Department
 - d. Macomb County Planning Commission
 - e. Michigan Department of Environmental Quality
 - f. All public utility companies affected.
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any

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connecting sidewalk tying the plat to any public street be installed by the petitioner.

- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval shall be incorporated into the Final Preliminary Plat.**
- 5. That all public street drain crossing within the boundaries of the Tentative Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.**
- 6. That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
- 7. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
- 8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 9. That the "20 ft. common area for landscaping purposes" be developed in accordance with the provisions of the Land Division Ordinance of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost estimate for the development of the area. Said cost list to be**

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prepared by the registered landscape architect who prepared the plan.

10. That a bond in an amount determined by the estimates prepared by a registered landscape architect and approved by the Township Consulting Engineer be posted assuring the development of the "landscape easement." The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.
11. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
12. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after the final preliminary plat approval by the Township Board.
13. That the petitioner submits 2 copies of the restrictive covenants that will be recorded with the plat. The Restrictive Covenants must include an article to provide for the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.
14. If a 'phasing plan' has not been submitted it is assumed that this subdivision will be developed in one phase. Please be advised that any revisions to the phasing plan for this plat must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat as a Revised Tentative Preliminary Plat.
15. That the petitioner understands that if the property(ies) involved in this application are not yet split or combines into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be

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necessary in the split/combination procedure because of subsequent public hearing involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

The conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

- 16. That the issues of the Engineer, as identified in their letter dated November 2, 2005 be addressed including the matter of the bridge and the landscaping. The change in the landscaping may necessitate a variance.**
- 17. That revised plans be submitted removing all representation of future lots and future streets from the area labeled "Future Development".**

MOTION carried.

- 10. Final Preliminary Plat (Revised); Wolverine Country Club Subdivision, Phase I; Located at the northwest corner of 25 Mile and Luchtman Roads; Wolverine 25 Mile, LLC, Petitioner. Permanent Parcel No. 08-05-400-030.**

Jack Dailey, Community Planning Consultant, simultaneously reviewed agenda item nos. 9, 10 & 11 and the recommendation for approval.

Petitioner Present: Patrick O'Brien

Public Portion: None

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat (Revised); Wolverine Country Club Subdivision, Phase I; Permanent Parcel No. 08-05-400-030. This motion is pursuant to the Planning Consultants recommendations as follows:

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1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulation.
 - a. Macomb County Road Commission
 - b. Office of Public Works Commission of Macomb County
 - c. Macomb County Health Department
 - d. Macomb County Planning Commission
 - e. Michigan Department of Environmental Quality
 - f. All public utility companies affected.
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that a connecting sidewalk tying to the plat to any public street be installed by the petitioner.
2. The Township Engineer approves all engineering plans for the computed plat.
3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.
5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinances.
6. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.

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8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the 'landscape easement'; that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.
10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names are cleared by the Township Supervisor for purposes of continuity as part of the application for the tentative preliminary plat. Any changes in street names must be authorized by the Supervisor prior to the acceptance of an application for Final Plat. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the Restrictive Covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plat.

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15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. The items must be completed prior to the Developer applying for approval of the Final Plat.
16. That the petitioner understands that if the property(ies) involved in this application are not yet split or combines into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits.

In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's

Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

17. That the Township Engineer be satisfied that the necessary funds be deposited for the improvements for Luchtman Road.

MOTION carried.

11. **Final Preliminary Plat (Revised); Wolverine Country Club Subdivision, Phase II;** Located at the northwest corner of 25 Mile and Luchtman Roads; Wolverine 25 Mile, LLC, Petitioner. Permanent Parcel No. 08-05-400-030.

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Jack Dailey, Community Planning Consultant, simultaneously reviewed agenda item nos. 9, 10 & 11 and the recommendation for approval.

Petitioner Present: Patrick O'Brien

Public Portion: None

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat (Revised); Wolverine Country Club Subdivision, Phase II; Permanent Parcel No. 08-05-400-030. This motion is based on the Planning Consultants recommendations as follows:

1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulation.
 - a. Macomb County Road Commission
 - b. Office of Public Works Commission of Macomb County
 - c. Macomb County Health Department
 - d. Macomb County Planning Commission
 - e. Michigan Department of Environmental Quality
 - f. All public utility companies affected.
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that nay connecting sidewalk tying to the plat to any public street be installed by the petitioner.
2. The Township Engineer approves all engineering plans for the computed plat.
3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.
5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinances.

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6. **Flood Plain Map Amendments and/or Requirements.** Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the 'landscape easement'; that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.
10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names are cleared by the Township Supervisor for purposes of continuity as part of the application for the tentative preliminary plat. Any changes in street names must be authorized by the Supervisor prior to the acceptance of an application for Final Plat. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.

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12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the Restrictive Covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plat.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. The items must be completed prior to the Developer applying for approval of the Final Plat.
16. That the petitioner understands that if the property(ies) involved in this application are not yet split or combines into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits.

In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's

Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

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This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

MOTION carried.

PLANNING CONSULTANTS COMMENTS: None

PLANNING COMMISSION COMMENTS:

Chairman GALLAGHER mentioned for clarification purposes the Township Zoning Ordinance relating to Section 10.2402 B 4 identifies the restrictions for site plan building elevations. The Planning Commission at their meeting of November 1, 2005 reviewed the site plan for The Community of Hope Lutheran Church. The Commission expressed concerns regarding the Township Zoning Ordinance requirements relating to site plan building elevations. Further that the petitioner is required to provide building elevation plans at the time of application submission.

MOTION by KOEHS seconded by OLIVER to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MOTION by KOEHS seconded by ZOLNOSKI to adjourn the meeting at 8:15 p.m.

MOTION carried.
Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmh